108.0	0002	0002.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	603,400 /	603,400
					USE VALUE:	603,400 /	603,400
					ASSESSED:	603,400 /	603,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CLYDE TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARI-SARRAF FARID
Owner 2:	PINHEIRO BLOSSOM A
Owner 3:	
Street 1:	24 CLYDE TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PACKARD SYLVIA /ETAL -
Owner 2:	POLLARD CHRISTINE -
Street 1:	24 CLYDE TERR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,568 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 920 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7568.000	150,500		452,900	603,400
Total Card	0.174	150,500		452,900	603,400
Total Parcel	0.174	150,500		452,900	603,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 655.87 | /Parcel: 655.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68866
GIS Ref	
GIS Ref	
Insp Date	09/11/18

!8465!

PREVIOUS ASSESSMENT

Parcel ID: 108.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	150,500	0	7,568.	452,900	603,400	603,400	Year End Roll	12/18/2019
2019	101	FV	136,100	0	7,568.	459,400	595,500	595,500	Year End Roll	1/3/2019
2018	101	FV	136,100	0	7,568.	342,900	479,000	479,000	Year End Roll	12/20/2017
2017	101	FV	136,100	0	7,568.	310,600	446,700	446,700	Year End Roll	1/3/2017
2016	101	FV	136,100	0	7,568.	297,600	433,700	433,700	Year End	1/4/2016
2015	101	FV	135,400	0	7,568.	252,300	387,700	387,700	Year End Roll	12/11/2014
2014	101	FV	135,400	0	7,568.	239,400	374,800	374,800	Year End Roll	12/16/2013
2013	101	FV	135,400	0	7,568.	227,800	363,200	363,200		12/13/2012

PRINT

Date	Time
12/10/20	23:02:22

LAST REV

Date	Time
02/27/20	14:58:42
danam	
8465	

USER DEFINED

Prior Id # 1:	68866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PACKARD SYLVIA	53615-149		9/30/2009		354,000	No	No		
PACKARD SYLVIA	32910-282		4/19/2001	Family		No	No		
PACKARD SYLVIA	24481-273		4/25/1994			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2019	1946	Addition	62,500	O				
10/27/2009	1057	Re-Roof	5,400					
7/31/2000	699	Wood Dec	6,000	O				12X20 DECK-REBUILD

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	CC	Chris C
12/9/2008	Info At Door	345	PATRIOT
11/24/1999	Inspected	267	PATRIOT
10/26/1999	Measured	256	PATRIOT
7/30/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7568		Sq. Ft.	Site		0	70.	0.85	5									452,929						452,900	

Total AC/HA: 0.17374 | Total SF/SM: 7568 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 452,929 | Spl Credit | Total: 452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62324
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	218135
Depreciation:	67622
Depreciated Total:	150513

COMMENTS

TOILET/SHOWER IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

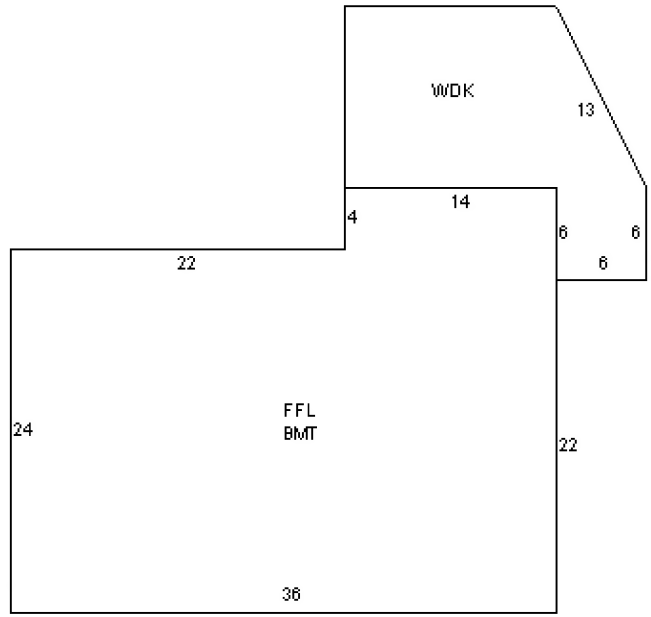
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	72.36
Final Total:	150500	Val/Su SzAd	163.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	920	38.470	35,393
FFL	First Floor	920	128.240	117,978
WDK	Deck	240	10.170	2,440

Net Sketched Area:	2,080			Total:	155,811
Size Ad	920	Gross Are	2080	FinArea	920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

108.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc